

January 27, 2006

MEMORANDUM

TO: Mr. Steve Murray, P.L.S. - Tippecanoe County Surveyor

FROM: David W. Eichelberger, P.E. - CBBEL, Indianapolis

PROJECT: Lafayette Pavilions, Phase 2
CBBEL Project No. 02-038 (EN)

DEVELOPER/OWNER: Lauth Property Group

LOCATION: 40° 24' 44" Latitude
-86° 50' 26" Longitude

RECOMMENDATION: Final Approval with Conditions

Expansion of an existing, on-site detention pond and installation of a storm sewer network is proposed due to Phase 2 construction at the 53.2-acre, Lafayette Pavilions commercial development located on the southwest corner of State Road 26 and Creasy Lane in the city of Lafayette. Stormwater discharge and detention requirements, which included "full build-out" of the overall property, were previously analyzed for Phase 1 development north of the Phase 2 parcel. Phase 1, which was granted Final Approval with Conditions at the July 6, 2005 Drainage Board Meeting, encompasses approximately 31.6 acres of the total site acreage for buildings, parking areas, and road surfaces. Phase 2 construction includes numerous buildings, paved parking areas, and finished grading of proposed outlots on 21.6 acres. An existing paved access drive and a portion of an existing paved parking lot will be removed to accommodate the Phase 2 design layout. Two (2) new access drives will be constructed from Creasy Lane and one (1) from State Road 26. Fortune Drive will be extended west of Creasy Drive along the south property line of the overall tract. Under existing conditions, most of the project site drains to the southeast where it enters the public storm system via a 4-foot by 2-foot concrete box. A portion of the site drains west to an existing ditch. Stormwater management under proposed conditions involves the installation of a storm sewer network to collect on-site runoff from building and paved surfaces and a detention basin, located along the west property line, for temporary storage of runoff prior to releasing directly to the existing, downstream 4-foot by 2-foot concrete box.

This project will have an indirect outlet to the Wilson Branch Regulated Drain. There are no regulated drain crossings or encroachments proposed with this development. This project is located within the city of Lafayette. Runoff from the site will ultimately discharge to the Wilson Branch Regional Detention Basin and Elliott Ditch.

This project was previously reviewed in a memorandum dated January 16, 2006. After a review of the most recently provided information, CBBEL recommends final approval of the stormwater management plan with the following conditions:

1. The applicant should obtain approval from the City of Lafayette Engineer's Office for the proposed project.

2. The title sheet of the construction plans and the drainage report should note the acreage of the site that discharges to the Wilson Branch Regulated Drain in the existing condition and the acreage and amount of road right-of-way that will discharge to the Wilson Branch Regulated Drain in the developed condition.
3. The applicant must present the project at the Tippecanoe County Drainage Board meeting for the project to be considered for approval.
4. The applicant must pay any final drainage review fees per Ordinance 2005-04-CM and submit a letter to the County Surveyor's Office stating that these fees will be paid.
5. All listed issues must be completely addressed before final plan approval and sign-off will be granted by the County Surveyor's Office.

No error or omission in either the plans, calculations or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance.

pc: Woolpert, Inc.

DWE/de

M02-038EN2.DOC